BROWN, Johnny

VA Form 26-6440a - JAN 1982
Section 1820, Title 38, U.S.C.

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 82-16-B-202	PROPERTY ADDRESS 937 Russell St., Unit 9, Nashville TN 37206
SEND TAX NOTICES TO: Dept.of Veterans Affairs(264) 110 9th Avenue So., Nashville TN 37203	THIS INSTRUMENT PREPARED BY: Ronald H. Dooley,Attorney VA Regional Office, Nashville TN 37203

SPECIAL WARRANTY DEED

THIS DEED, between the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is U.S. Department of Veterans Affairs, Washington, D.C. 20420, hereinafter called Grantor, and **BRIAN LEE COLE, A SINGLE PERSON**

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whose address is 239 Pleasant Run Road
Smyrna TN 37167

, hereinafter called Grantee(s).

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents does transfer and convey unto the said Grantee(s) and Grantee's heirs or successors and assigns, that certain property described as follows: Located in Nashville, County of Davidson, State of Tennessee, to-wit:

Being Unit No. 9, Bldg 2B of Russell Street Commons II, a horizontal property regime established by Master Deed of record in Book 6928 at page 645, as amended in Book 7049, page 202, the Plat of which is of record in Plat Book 6900 at page 89, as amended in Book 7049, page 201, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This conveyance is made subject to the following:

1. 1993 Metro Davidson County taxes.
2. Restrictive covenants and conditions in the Master Deed for Russell Street Commons II, a horizontal property regime, of record in Book 6928, page 645, as amended in Book 7049, page 202, Register's Office for Davidson County, Tennessee.
3. Terms and provisions in By-Laws of the Homeowners Association for Russell Street Commons II of record in Book 6928, page 675, said Register's Office.
4. The Plat of Russell Street Commons II of record in Plat Book 6900, Page 89, as amended in Book 7049, page 201, said Register's Office reveals areas designated as common and open grounds together with the right of access across said common and open grounds for the benefit of the condominium owners and their assigns.
5. Condominium Lien in Book 8375, page 975 said Register's Office.
6. Rights of co-owners in common elements.

Being the same property conveyed to Grantor by deed from Arnold M. Weiss, Substitute Trustee, dated October 16, 1991, of record in Book 8464, Page 452, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: Department of Veterans Affairs

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee(s) and the heirs or successors and assigns of said Grantee(s), forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it.

Grantor does further covenant and bind himself/herself and his/her successors, to warrant and forever defend the title to the said Grantee(s) and the heirs or successors and assigns of said Grantee(s), against the lawful claims of all persons claiming the same by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor, this 1st day of June, 19 93, has caused this instrument to be signed on Grantor's behalf by the undersigned employee, being thereunto duly appointed, qualified and acting pursuant to title 38, United States Code, sections 212 and 1820 and title 38, Code of Federal Regulations, sections 36.4342 and 36.4520, pursuant thereto, as amended, and who is authorized to execute this instrument.

Witness:

*_____

*_____

2697.4

IDENTIFICATION REFERENCE

JUN 4 2 25 PM '93

ELIK Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PICK-UP

JESSE BROWN
The Secretary of Veterans Affairs

*By Kenneth L. Harvey [SEAL]
KENNETH L. HARVEY

Title Loan Guaranty Officer

VETERANS AFFAIRS REGIONAL OFFICE
NASHVILLE, TN Phone (615) 736-5243

Authorization pursuant to a delegation of authority contained in VA Regulations. (38 C.F.R. 36.4342d)

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

Before me personally appeared KENNETH I. HARVEY, Loan Guaranty Officer,

to me known to be the person who executed the foregoing instrument in behalf of the Secretary of Veterans Affairs, who, being by me duly sworn, stated that he/she an employee of the Department of Veterans Affairs; a Department of the United States Government, and is duly authorized to execute this deed on behalf of said Secretary, and acknowledged that he/she voluntarily executed the same as the free act and deed of said Secretary.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 1st day of June A. D. 1993

My commission expires 9/16/95

Jean C. Long

JEAN C. LONG
Notary Public
(Official title)

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
JEAN C. LONG

*Print, typewrite, or stamp name of the employee executing this instrument; also names of witnesses and officer taking acknowledgment immediately underneath such signatures.

Note.—If the entire consideration is paid, delete language from (1) to (1a).

3867 06/04 0101 03CHECK 175.50

STATE OF TENNESSEE, _____ COUNTY.

Register's Office, _____, 19__

I, _____, Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No. _____, Page _____; that they were received _____, 19__, at ____ o'clock ____ M., and entered in Note Book ____, Page ____

STATE OF TENNESSEE, DAVIDSON COUNTY
I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 45000 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 4th day of June, 19 93

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
ERIAN LEE COLE, A SINGLE PERSON

STATE OF TENNESSEE
DAVIDSON COUNTY
Register's Office

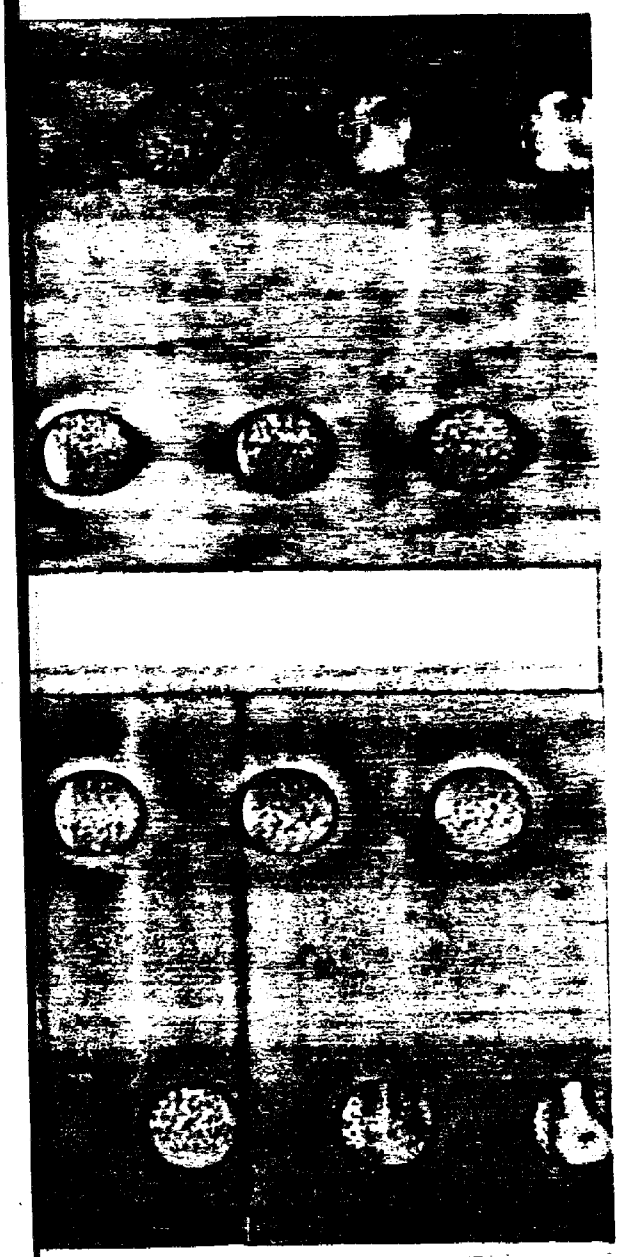
Received for record the _____ day of _____, A. D. 19__,
at ____ o'clock ____ M. Noted in Note Book ____,
page ____, and recorded in Book of Deeds ____,
Vol. ____, page ____
Fee paid, $ _____
Witness my hand, _____, Register.

State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

Paid _____ day of _____, 19__
_____, Clerk.

When recorded mail to—

626259



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	45000.00
			CON TX	166.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	175.50
			CHECK	175.50
06/04/93	01	14:26	0001	3867

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

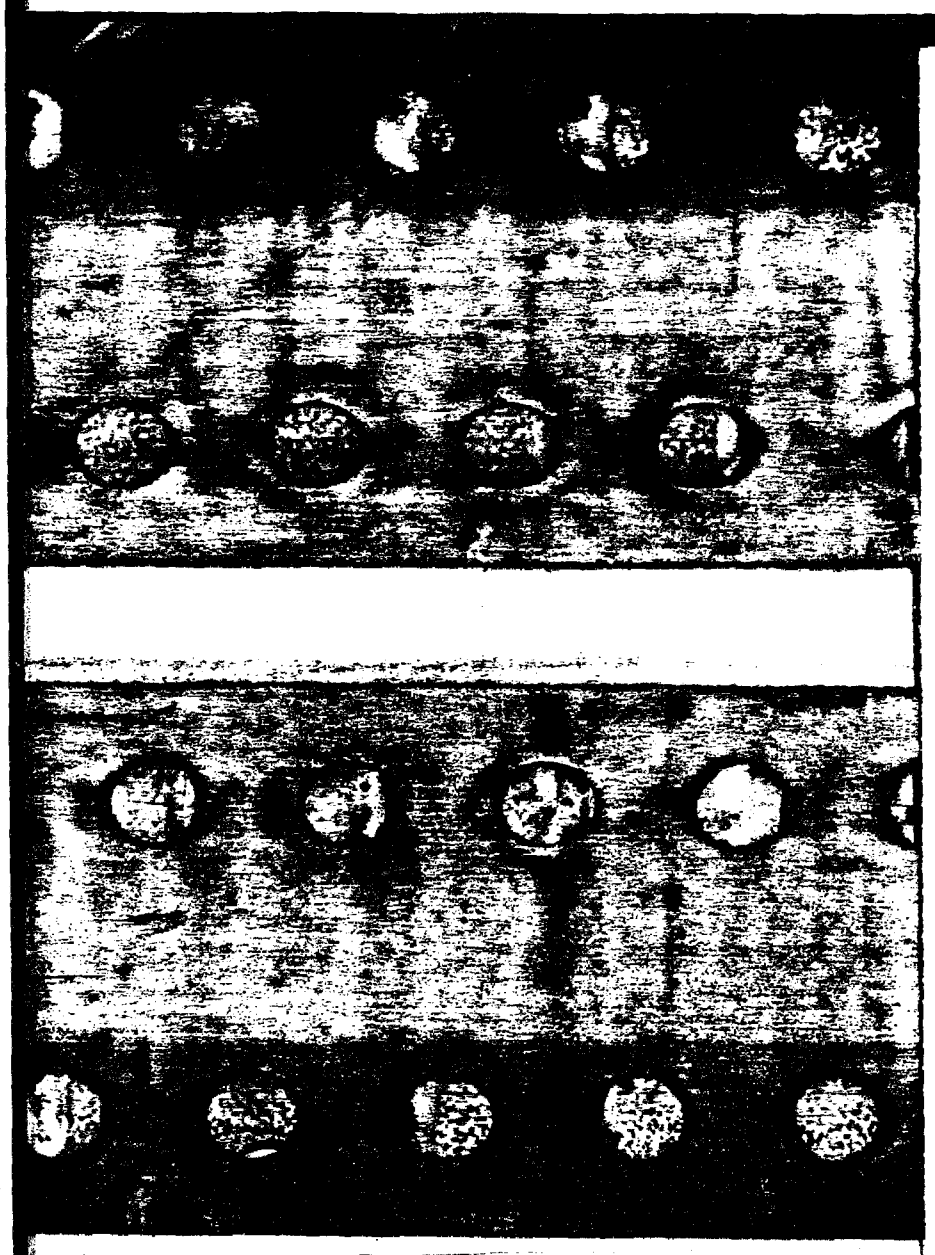
2697.4

IDENTIFICATION REFERENCE

JUN 4 2 25 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 659203



VOID

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6-4-93